

106.0

Map

0001

Block

0004.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,293,500 /

USE VALUE: 1,293,500 /

ASSESSed: 1,293,500 /

Total Card /

Total Parcel

1,293,500

1,293,500

1,293,500

PROPERTY LOCATION

| | | |
|----|--------|------------------------|
| No | Alt No | Direction/Street/City |
| 20 | | WINDMILL LN, ARLINGTON |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | SAIA CHARLENE CAPUTO |
| Owner 2: | SAIA MATTHEW THOMAS |
| Owner 3: | |
| Street 1: | 20 WINDMILL LN |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | BAUTE LISA B - |
| Owner 2: | - |
| Street 1: | 20 WINDMILL LANE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

NARRATIVE DESCRIPTION

This parcel contains 9,020 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Clapboard Exterior and 3218 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
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PROPERTY FACTORS

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|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 9020 | | Sq. Ft. | Site | | 0 | 70. | 0.77 | 4 | | | | | | | | | 483,419 | | | | | | 483,400 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 9020.000 | 810,100 | | 483,400 | 1,293,500 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.207 | 810,100 | | 483,400 | 1,293,500 |
| Total Parcel | 0.207 | 810,100 | | 483,400 | 1,293,500 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 402.02 | /Parcel: | 402.0 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 865,800 | 0 | 9,020. | 483,400 | 1,349,200 | 1,349,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 667,600 | 0 | 9,020. | 483,400 | 1,151,000 | 1,151,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 667,200 | 0 | 9,020. | 414,400 | 1,081,600 | 1,081,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 667,200 | 0 | 9,020. | 386,700 | 1,053,900 | 1,053,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 667,200 | 0 | 9,020. | 331,500 | 998,700 | 998,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 641,800 | 0 | 9,020. | 297,000 | 938,800 | 938,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 641,800 | 0 | 9,020. | 274,900 | 916,700 | 916,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 641,800 | 0 | 9,020. | 262,100 | 903,900 | 903,900 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|------------------------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| BAUTE LISA B, | 1547-115 | 1 | 8/2/2019 | | 1,325,000 | No | No | | |
| TOBIAS ADAM M & | 1470-95 | | 5/5/2015 | Convenience | | 1 | No | No | |
| FRIEDEL MARK-- | 1274-171 | | 9/23/2003 | | 780,000 | No | No | | SUBDIV PLAN16414-8LOT258 LCT |
| FRIEDEL MARK-- | 1261-96 | | 11/29/2002 | Family | 25,000 | No | No | | |
| PRESCOTT ROBERT | 1103-73 | | 11/6/1992 | | 385,000 | No | No | Y | |
| | | | | | | | | | |
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TAX DISTRICT

| | | | | | | | | | |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|------------------------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| BAUTE LISA B, | 1547-115 | 1 | 8/2/2019 | | 1,325,000 | No | No | | |
| TOBIAS ADAM M & | 1470-95 | | 5/5/2015 | Convenience | | 1 | No | No | |
| FRIEDEL MARK-- | 1274-171 | | 9/23/2003 | | 780,000 | No | No | | SUBDIV PLAN16414-8LOT258 LCT |
| FRIEDEL MARK-- | 1261-96 | | 11/29/2002 | Family | 25,000 | No | No | | |
| PRESCOTT ROBERT | 1103-73 | | 11/6/1992 | | 385,000 | No | No | Y | |
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PAT ACCT.

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|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 6/3/2014 | 588 | Siding | 50,000 | | | | | |
| 5/3/2011 | 371 | Redo Bat | 38,600 | | | | | REDO 2 BTHS & MBDR |
| 5/28/2009 | 399 | Redo Kit | 58,039 | | | | | |
| 3/4/2008 | 174 | New Wind | 31,000 | | | G9 | GR FY09 | |
| | | | | | | | | |
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BUILDING PERMITS

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|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 6/3/2014 | 588 | Siding | 50,000 | | | | | |
| 5/3/2011 | 371 | Redo Bat | 38,600 | | | | | REDO 2 BTHS & MBDR |
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ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|--------------|
| Date | Result | By | Name |
| 11/3/2018 | Inspected | BS | Barbara S |
| 9/20/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/23/2014 | External Ins | PC | PHIL C |
| 5/5/2009 | Inspected | 189 | PATRIOT |
| 2/17/2009 | Measured | 345 | PATRIOT |
| 3/18/2004 | Info Fm Plan | BR | B Rossignol |
| 2/25/2004 | MLS | HC | Helen Chinal |
| 11/10/1999 | Mailer Sent | | |
| 11/1/1999 | Meas. Denied | 243 | PATRIOT |

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

***AssessPro* Patriot Properties, Inc**